

IN RE: PETITION FOR SPECIAL HEARING
NE/Corner Taylor and Chestnut Avenues
(2900 Taylor Avenue, and
7801-03 Chestnut Avenue)
9th Election District
6th Councilmanic District

William F. Clark, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-147-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, William F. and Jeannette R. Clark. The Petitioners request a special hearing to approve the duplex dwelling known as 7801-7803 Chestnut Avenue, as legal and nonconforming, and a lot line adjustment between the properties known as 7801-7803 Chestnut Avenue and 2900 Taylor Avenue. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitioners was Alexander P. Ratych, Registered Land Surveyor who prepared the site plan of this property. Appearing as interested parties were Ruth Baisden and John Fulcher, nearby residents of the area. No one appeared in opposition to the request.

Testimony and evidence presented revealed that the subject property is an "L"-shaped lot consisting of a gross area of 0.350 acres, more or less, split zoned R.O. and D.R.5.5, with frontage on both Taylor Avenue and Chestnut Avenue in Parkville. Although the property is but one parcel, it is apparently referenced in the deed for same as two lots. As noted above, the Petitioners seek approval to alter the internal property line that delineates the two lots. The property is actually improved with three structures, one of which is a two and one-half story frame structure known as 2900 Taylor Avenue, which is used as a single family dwelling. That structure is located immediately adjacent to the northeast corner of Taylor Avenue and Chestnut Avenue. The second structure is a one-story block garage located to the rear of the single family dwelling described above and serves as an

ORDER RECEIVED FOR FILING
Date 2/11/99
By [Signature]


accessory structure thereto. The third structure is a duplex dwelling which fronts on Chestnut Avenue and contains two separate residential units, known as 7801 and 7803 Chestnut Avenue. As more particularly shown on the site plan, all three of the structures are presently on that portion of the property identified as Lot 1. That portion of the property identified as Lot 2 is unimproved and occupies the rear yard of the duplex dwelling. The Petitioners are desirous of changing the lot line to increase the area of Lot 2 while decreasing the size of Lot 1. Thereafter, Lot 1 would consist of 9,000 sq.ft. in area and contain the single family dwelling and garage, and Lot 2 would consist of 6,250 sq.ft. and contain the duplex dwelling unit and a rear yard area for same. Relief is also being requested to approve the nonconforming use of the duplex dwelling unit, in view of the size of this structure and historic use of the building. Apparently, the building has existed as a duplex dwelling for many years and the Petitioners wish to legitimize same in conjunction with the requested lot line adjustment.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. In my judgment, it is appropriate to reconfigure the property as proposed to place the single family dwelling and accessory garage on one lot and the duplex dwelling on another. However, in so granting the request, I will impose certain conditions. First, the property should be properly maintained in good condition. Testimony indicated that the property has been in a state of disrepair and the residents who appeared at the hearing would like to see it better maintained. Second, no further construction on the property will be permitted without an additional public hearing. Third, the building known as 2900 Taylor Avenue should continue to be used as a single family dwelling and/or for such purposes as permitted under the R.O. zoning classification. Moreover, the one-story block garage shall be utilized only as an accessory structure to the building at 2900 Taylor Avenue. Thus, the garage shall not be leased to others or used for any purpose other than as accessory to the use of 2900 Taylor Avenue.

Pursuant to the advertisement, posting of the property and public hearing held thereon, and for the reasons set forth above, the relief requested in the Petition for Special Hearing shall be granted.

11th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of February, 1999 that the Petition for Special Hearing to approve the duplex dwelling known as 7801-7803 Chestnut Avenue, as legal and nonconforming, and a lot line adjustment between the properties known as 7801-7803 Chestnut Avenue and 2900 Taylor Avenue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order. A copy of the recorded deed shall be forwarded to the Department of Permits and Development Management (DPDM), through this Zoning Commissioner, for inclusion in the case file.
- 3) The building known as 2900 Taylor Avenue shall continue to be used as a single family dwelling and/or for such purposes as permitted under the R.O. zoning classification. Moreover, the one-story block garage shall only be used for purposes accessory to the use of 2900 Taylor Avenue.
- 4) The property shall be cleaned up and regularly maintained in good condition.
- 5) No further construction on the property will be permitted without an additional public hearing.
- 6) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 2/11/99
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

February 10, 1999

Mr. & Mrs. William F. Clark
209 Hampton Street
Cranford, New Jersey 07016

RE: PETITION FOR SPECIAL HEARING
NE/Corner Taylor Avenue and Chestnut Avenue
(2900 Taylor Avenue and 7801-7803 Chestnut Avenue)
9th Election District – 6th Councilmanic District
William F. Clark, et ux - Petitioners
Case No. 99-147-SPH

Dear Mr. & Mrs. Clark:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Alexander P. Ratych, APR Associates, Inc.
7427 Harford Road, Baltimore, Md. 21234

Ms. Ruth Baisden, 7706 Oak Avenue, Parkville, Md. 21234
Mr. John Fulcher, 7805 Chestnut Avenue, Baltimore, Md. 21234

People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2900 TAYLOR AVENUE
7801-7803 CHESTNUT AVENUE
 which is presently zoned ROandDR. 5, 5

This Petition shall be filed with the Department of Permits & Development Management
 The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

- NON
- 1) ~~NON~~ CONFORMING USE OF PROPERTY AT 7801-7803 CHESTNUT AVENUE
 - 2) CHANGE LOT LINE BETWEEN 7801-7803 CHESTNUT AVENUE AND 2900 TAYLOR AVENUE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s)

(Type or Print Name)

William F. Clark
 (Type or Print Name)

Signature

William F. Clark
 Signature

Address

Jeanette R. Clark
 (Type or Print Name)

City State Zipcode

Jeanette R. Clark
 Signature

209 Hampton Street

908-301-1247

Address

Phone No.

Attorney for Petitioner

(Type or Print Name)

Cranford, New Jersey 07016
 City State Zipcode

Name, Address and phone number of representative to be contacted.

Alexander P. Ratych

APR Associates, Inc

Name

7427 Harford Road-21234 410-444-4312
 Address Phone No.

Signature

Address

Phone No.

City State Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: CAH

DATE

8 Oct 98

ORDER RECEIVED FOR FILING

Date



Revised 9/5/95

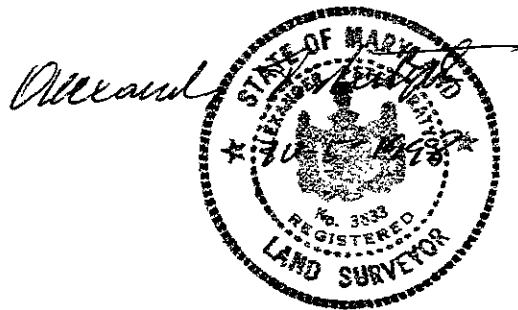
99-147-SPH

147

ZONING DESCRIPTION

BEGINNING FOR THE SAME at the corner formed by the intersection of the Northeasterly side of Taylor Avenue, 60 feet wide, with the Southeasterly side of Chestnut Avenue, 50 feet wide; thence running the following courses and distances: 1) North 33 degrees 44 minutes 17 seconds East 200.00 feet along the Southeasterly side of Chestnut Avenue, 2) thence leaving Chestnut Avenue and running 3) South 56 degrees 50 minutes East 125.00 feet 4) South 33 degrees 44 minutes 17 seconds West 50.00 feet 5) North 56 degrees 50 minutes West 65.00 feet 6) South 33 degrees 44 minutes 17 seconds West 150.00 and 7) North 56 degrees 50 minutes West 60.00 feet along the Northeasterly side of Taylor Avenue to the point of beginning as recorded in Deed Liber 4934, page 598.

BEING all of Lot 26 and parts of Lots 27 and 28 in the subdivision shown on the Map of Parkville as recorded in Baltimore County Plat Book J.W.S. No. 1, Plat 1 - 34; containing 15,250 square feet or 0.350 acres, also known as 2900 Taylor Avenue and 7801-7803 Chestnut Avenue in the 9th Election District.



147

7427 Harford Road
Baltimore, Maryland 21234-7160
(410) 444-4312
Fax: (410) 444-1647

99-147-SPH

BALTIMORE COUNTY, MARY 'D
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 054743

DATE 8 Oct 98 ACCOUNT 1477

AMOUNT \$ 250.00

RECEIVED FROM: APR Associates (f. b. l. c.)

FOR: 2900 Taylor Ave + 7801-7803

Chesapeake Ave.

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT
FUND NO. 06.000
DATE 10/09/1998 10:09:29
OFFICE CASHIER LHM LAG DENVER
5 MISCELLANEOUS CASH RECEIPT
RECEIPT # 078862
CR NO. 056763
250.00 DOLLAR
BALTIMORE COUNTY, MARYLAND

99-147-SPA
CASHIER'S VALIDATION

For

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance and Regulations of Baltimore County, will hold a public hearing in Room 407, County Courthouse, on the property identified herein as follows:

Case: #89-147-SPH
2900 Taylor Avenue and 7801-7803 Chestnut Avenue
NEC Taylor and Chestnut Avenues
9th Election District
6th Councilmanic District
Legal Owner(s): Jeanette R. & William F. Clark
Special Hearing: to approve the non-conforming use of the property at 7801-7803 Chestnut Avenue, and to change the lot line between 7801-7803 Chestnut Avenue and 2900 Taylor Avenue.
Hearing: Tuesday, November 24, 1998 at 2:00 PM, in Room 407, County Courthouse, 401 Bayley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are handicapped accessible; for special accommodations please call (410) 887-3333.
(2) For information concerning the file and/or hearing, please call (410) 887-3333.

11/007 Nov. 5 C271088

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 5, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 5, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No.: 99-147-SPH

Petitioner/Developer: _____

JEONETTE & WILLIAM CLARK

Date of Hearing/Closing: Nov. 24, 1998

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

2900 TAYLOR AVE & 7801/03 CHESTNUT AVE.

The sign(s) were posted on NOVEMBER 7, 1998
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

CASE # 99-147-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407 COUNTY COURTS
PLAZA BUILDING, 401 ROSLEY AVE.
TOWSON, MD 21204
DATE AND TIME: 24th NOVEMBER
1999 AT 2:00 PM.

REQUEST SPECIAL HEARING TO
REVIEW THE NON-CONFORMING USE OF
LAND AND BUILDING AT 7601-7603 CHESTNUT
AVENUE AND TO CHANGE THE LOT LINE
FROM 7601-7603 CHESTNUT AVENUE
AND 2855 JAYLOR AVENUE.

ZONING NOTICE

CASE # 99-147-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407 COUNTY COURTS
PLAZA BUILDING, 401 ROSLEY AVE.
TOWSON, MD 21204
DATE AND TIME: 24th NOVEMBER
1999 AT 2:00 PM.

REQUEST SPECIAL HEARING TO
REVIEW THE NON-CONFORMING USE OF
LAND AND BUILDING AT 7601-7603 CHESTNUT
AVENUE AND TO CHANGE THE LOT LINE
FROM 7601-7603 CHESTNUT AVENUE
AND 2855 JAYLOR AVENUE.

RE: PETITION FOR SPECIAL HEARING
2900 Taylor Avenue and 7801-03 Chestnut Avenue,
NEC Taylor and Chestnut Avenues, 9th Election
District, 6th Councilmanic

Legal Owners: William F. and Jeanette R. Clark

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-147-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to Alexander P. Ratych, APR Associates, Inc., 7427 Harford Road, Baltimore, MD 21234, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 21, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-147-SPH
2900 Taylor Avenue and 7801-7803 Chestnut Avenue
NEC Taylor and Chestnut Avenues
9th Election District – 6th Councilmanic District
Legal Owner: Jeanette R. & William F. Clark

Special Hearing to approve the non-conforming use of the property at 7801-7803 Chestnut Avenue; and to change the lot line between 7801-7803 Chestnut Avenue and 2900 Taylor Avenue.

HEARING: Tuesday, November 24, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Jeanette & William Clark
APR Associates, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 9, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
November 5, 1998 Issue - Jeffersonian

Please forward billing to:

Jeanette & William Clark
209 Hampton Street
Cranford, NJ 07016

908-301-1247

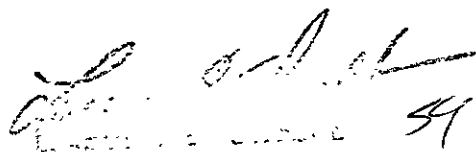
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2900 Taylor Avenue and 7801-7803 Chestnut Avenue
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HEARING: Tuesday, November 24, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No. 99-147

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Hearing to establish an existing
Non-conforming use and to determine that
a change in lot lines will not affect the
Non conforming status of the lots.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

99-147-SPH



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 20, 1998

Mr. Alexander P. Ratych
APR Associates, Inc.
7427 Harford Road
Baltimore, MD 21234

RE: Item No.: 147
Case No.: 99-147-SPH
Location: 2900 Taylor Avenue and
7801-7803 Chestnut Avenue

Dear Mr. Ratych:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on October 8, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



for
11/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: October 21, 1998

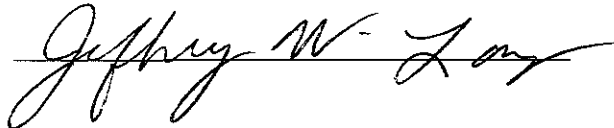
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 147

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

October 29, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCTOBER 19, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

143, 144, 145, 147, 148, 149, AND 150

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File




BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: October 28, 1998

FROM:  Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for October 26, 1998
Item Nos. 142, 143, 144, 145, 146,
(147) 148, 149, 150, 151, 152, & 160

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley *RBS/PS*
Permits and Development Review
DEPRM

DATE: 10/26/98

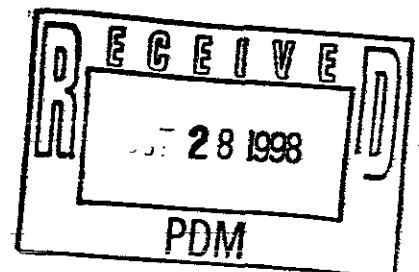
SUBJECT: Zoning Advisory Committee
Meeting Date: 10/19/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	140	148
	141	152
	142	160
	145	
	146	
	147	

RBS:sp

BRUCE2/DEPRM/TXTS8P





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 10-20-96

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 147 CAM

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

March 12, 1999

Mrs. Jeanette R. Clark
209 Hampton Street
Cranford, New Jersey 07016

RE: PETITION FOR SPECIAL HEARING
2900 Taylor Avenue and 7801-7803 Chestnut Avenue
William F. Clark, et ux – Petitioners
Case No. 99-147-SPH

Dear Mrs. Clark:

This is to acknowledge receipt of your letter, dated February 16, 1999, and the attachments thereto.

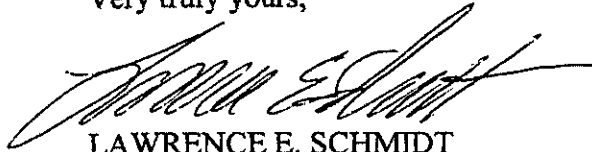
By way of background, a hearing was held on November 24, 1998 to consider a Petition for Special Hearing for your property, collectively known as 7801-7803 Chestnut Avenue and 2900 Taylor Avenue. Specifically, you requested approval of the property at 7801-7803 Chestnut Avenue as a nonconforming duplex building, and a lot line adjustment between that property and the property known as 2900 Taylor Avenue. Although you did not appear at that hearing, Alexander P. Ratych, Registered Land Surveyor, appeared and testified on your behalf. The Petition was granted with restrictions, pursuant to my Opinion and Order dated February 10, 1999. Thereafter, you contacted me by phone and advised that you disputed my determination that the building known as 2900 Taylor Avenue should continue to be used as a single family dwelling. During our conversation, I requested that you submit information regarding the historic use of that building.

I have reviewed the information submitted with your letter. Included with your letter was a copy of a Contract of Sale, dated June 2, 1967 when you and your husband apparently purchased the property at 2900 Taylor Avenue. The contract sets out the purchase price, the inclusions as part of the transfer, (i.e., storm doors, light fixtures, curtain rods, etc.) and less other pertinent information relative to your acquisition; however, it does not indicate the use of the property as two dwelling units. You also included a copy of the tax bill from 1996. I have reviewed that document and it likewise does not indicate the use of the building at 2900 Taylor Avenue, other than to state that it is not your principal residence.

Mrs. Jeanette Clark
March 12, 1999
Page 2

Based upon the information submitted, I am unable to amend my Order at this time. However, if you have additional documentation relative to the historic use of this property as a two family dwelling, please forward same to me. If you would like to discuss this matter further, please do not hesitate to call me.

Very truly yours,



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Alexander P. Ratych, APR Associates, Inc.
7427 Harford Road, Baltimore, Md. 21234

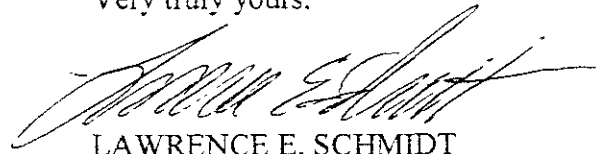
Ms. Ruth Baisden, 7706 Oak Avenue, Parkville, Md. 21234
Mr. John Fulcher, 7805 Chestnut Avenue, Baltimore, Md. 21234

People's Counsel; Case File

Mrs. Jeanette Clark
March 12, 1999
Page 2

Based upon the information submitted, I am unable to amend my Order at this time. However, if you have additional documentation relative to the historic use of this property as a two family dwelling, please forward same to me. If you would like to discuss this matter further, please do not hesitate to call me.

Very truly yours,



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Alexander P. Ratych, APR Associates, Inc.
7427 Harford Road, Baltimore, Md. 21234

Ms. Ruth Baisden, 7706 Oak Avenue, Parkville, Md. 21234
Mr. John Fulcher, 7805 Chestnut Avenue, Baltimore, Md. 21234

People's Counsel: Case File



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 26, 1999

Mr. & Mrs. William F. Clark
209 Hampton Street
Cranford, New Jersey 07016

RE: PETITION FOR SPECIAL HEARING
NE/Corner Taylor Avenue and Chestnut Avenue
(2900 Taylor Avenue and 7801-7803 Chestnut Avenue)
9th Election District – 6th Councilmanic District
William F. Clark, et ux - Petitioners
Case No. 99-147-SPH

Dear Mr. & Mrs. Clark:

This letter is to follow-up my telephone conversation with Mrs. Clark on July 20, 1999 concerning the above-captioned matter and your request for consideration of the property at 2900 Taylor Avenue. As I advised during that conversation, the Petition for Special Hearing under consideration in the above-referenced case requested two-fold relief; to wit, that nonconforming use status be established for the property located at 7801-7803 Chestnut Avenue, and, 2) that a lot line adjustment between the parcel containing 7801-7803 Chestnut Avenue and the property known as 2900 Taylor Avenue be approved. It is important to note that those two requests were the only issues before me and approval was granted for same by my Order dated February 11, 1999.

As that Order reflects, neither of you were present at that hearing but were represented in the person of Alexander P. Ratych, Registered Land Surveyor. Also appearing were Ruth Baisden and John Fulcher, nearby residents. As my Opinion further indicates, testimony and evidence was offered to me that the property known as 2900 Taylor Avenue was used as a single family dwelling. Quite candidly, I do not recall the source of that testimony; however, it is contained within my written Findings of Fact and Conclusions of Law. Subsequent to the issuance of that opinion, you requested an amendment of that Order to recognize that the property known as 2900 Taylor Avenue is a two-family dwelling. You have also submitted various documents in support of this request.

Unfortunately, I am unable to grant your request at this time. First, from a procedural standpoint, you have not formerly requested, through a Petition for Special Hearing, any designation of 2900 Taylor Avenue as a nonconforming use. As I explained, the

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

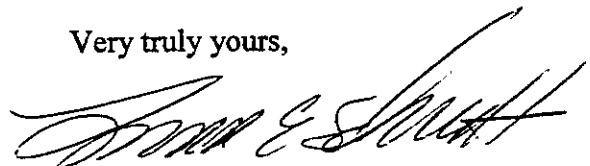
Mr. & Mrs. William F. Clark (Case No. 99-147-SPH)
July 26, 1999
Page 2

nonconforming use designation can be applied to a property to grandfather an otherwise improper use. In that the property is now zoned for single family use, its continued use as two apartments is illegal. In that the nonconforming use designation was not requested or advertised for the prior public hearing, I cannot procedurally amend my Order at this time.

Secondly, and as significantly, the information which you have provided does not establish in fact that the property at 2900 Taylor Avenue is a nonconforming use. You have forwarded a copy of a tax bill and appraisal which indicate that the building has been used as two apartments for some time. However, the Baltimore County Zoning Regulations (B.C.Z.R.) require that proof be offered that the use was established and continued without interruption since prior to 1955. The information that you submitted does not establish that continuous use.

I trust that the above addresses your concerns. If you are able to establish that the property is nonconforming and that two apartments have existed for the requisite period of time, it is suggested that you file a new Petition for Special Hearing. The property can be duly advertised and posted with notice of the request as required and a hearing reconvened to determine that issue.

Very truly yours,



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

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People's Counsel; Case File

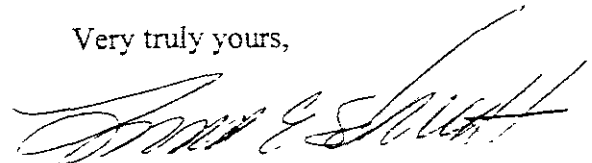
Mr. & Mrs. William F. Clark (Case No. 99-147-SPH)
July 26, 1999
Page 2

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Very truly yours,



LAWRENCE E. SCHMIDT
Zoning Commissioner
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Ms. Ruth Baisden, 7706 Oak Avenue, Parkville, Md. 21234
Mr. John Fulcher, 7805 Chestnut Avenue, Baltimore, Md. 21234

People's Counsel; Case File



Baltimore County
Zoning Commissioner

March 16, 2000

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

Mr. & Mrs. William F. Clark
209 Hampton Street
Cranford, New Jersey 07016

RE: PETITION FOR SPECIAL HEARING
(2900 Taylor Avenue and 7801-7803 Chestnut Avenue)
Case No. 99-147-SPH

Dear Mr. & Mrs. Clark:

This letter is to follow-up my most recent telephone conversation with Mrs. Clark concerning the above-captioned matter and to respond to your letter dated January 15, 2000 concerning the property known as 2900 Taylor Avenue.

As explained in previous telephone conversations, and in my letter of July 26, 1999, the Petition for Special Hearing you filed in the above-captioned matter did not request a nonconforming status for the dwelling on the property known as 2900 Taylor Avenue. It only sought approval of the duplex dwelling, known as 7801-7803 Chestnut Avenue, as a nonconforming use, and, a lot line adjustment between that property and the property known as 2900 Taylor Avenue. Moreover, I have reviewed the documentation contained in the case file and listened to the taped recording of the hearing and no where is the status of the subject dwelling raised as an issue. Thus, from a procedural standpoint, I cannot amend the decision rendered in the above-captioned matter to include a nonconforming use status for the subject dwelling.

If you wish to proceed in this regard and are able to establish that the dwelling has contained two apartments for the requisite period of time in order to qualify for a nonconforming status, it will be necessary for you to file a new Petition for Special Hearing. The property can then be duly advertised and posted with notice of the requested relief, as required, and a hearing reconvened to determine that issue.

Very truly yours,

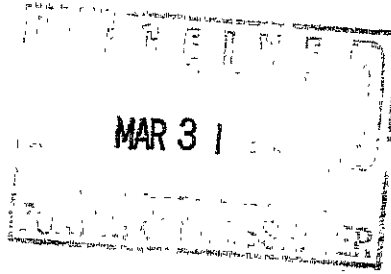
LAWRENCE E. SCHMIDT
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Mr. John Fulcher, 7805 Chestnut Avenue, Baltimore, Md. 21234
People's Counsel; Case File

★ Census 2000 ★ For You, For Baltimore County ★ Census 2000 ★





March 28, 1999

Mr. Lawrence E. Schmidt, Zoning Commissioner
Baltimore County
Suite 405 County Courts Bldg
Towson, Maryland 21204

RE: 2900 Taylor Avenue
Case No. 99-147-SPH

Dear Mr. Schmidt,

Please refer to my letter of March 24, 1999. Since writing to you I was able to secure some information from Madison Bradford Savings. I am enclosing a copy of the appraisal they had requested in 1994 when we recasted our mortgage on the property in question.

On the bottom of page one there is a description of the house. There is also a statement on page 2 concerning zoning regulations. Based on the information given to the bank the appraisal company states that the property had four units before zoning regulations started in 1955. This would include two units at 2900 Taylor Avenue and two units in the house on Chestnut Avenue.

We have requested information from Baltimore Gas & Electric. When I receive this I will send it to you. I hope this will help you in correcting the information on the two family on Taylor Avenue.

Very truly yours,

William F. Clark
William F. Clark

March 24, 1999

Mr. Lawrence E. Schmidt, Zoning Commissioner
Baltimore County
Suite 405, County Courts Bldg
Towson, Maryland, 21204

RE: 2900 Taylor Avenue
Case No. 99-147-SPH

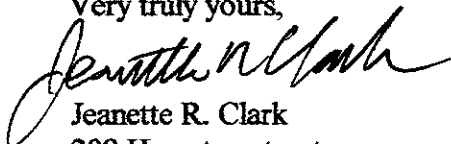
Dear Mr. Schmidt,

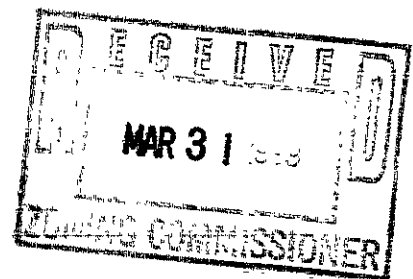
This will refer to your letter of March 12, 1999 concerning the above mentioned case. In line with your request I will try to develop additional information on the property. I know that there has always been two heating units and water heaters. Although I am billed for the water there have always been two tenants living in the building.

I will search our files and send you anything I can find to show that the building was a two family house prior to our purchase. When we purchased it we lived in Perry Hall. My mother took the apartment on the first floor. When I was transferred to New Jersey we took my mother with us. In 1984 my daughter moved into the first floor. On all of our income tax returns we show 2900 Taylor Avenue as a two family income producing unit. We also been involved in upgrading the electric and will check with the electric company to verify the cut in cards they issued.

I am sure I will be able to clear this up and appreciate your help.

Very truly yours,


Jeanette R. Clark
209 Hampton street
Cranford, New Jersey 07016



March 24, 1999

*Baltimore Gas & Electric co
P.O. Box 1475
Baltimore Md. 21298
Attn: Lead Investigator 1200*

*RE: 2900 Taylor Ave
Baltimore 21234*

Dear sir,

This will refer to a telephone conversation concerning the above mentioned property in Baltimore county.

We have recently received permission to sub divide the property which consists of two buildings. The two family house at 2900 Taylor Avenue is being separated from the two family house located at 7801-7803 Chestnut Avenue. The two family house on Taylor Avenue has always been a two family since we purchased the property in 1968. Several years ago we an electrician John Henry upgrade the electric at 2900 Taylor Avenue and was required to give your office a document showing that the property was a two family house.

We have been unable to find this information to give to the Zoning Board. Is there anyway you could give us any information that would show that htis property has been a two family dwelling. Thank you for your help.

Very truly yours,

*Jeanette R. Clark
209 Hampton Street
Cranford, NJ 07016*



February 16, 1999

Baltimore County Zoning Commissioner
Suite 405 County Courts Bldg
401 Bosley Avenue
Towson, Maryland 21204

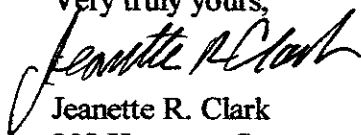
RE: PETITION FOR SPECIAL HEARING
2900 Taylor Avenue
William F. Clark Case No. 99-147-SPH

Dear Mr. Schmidt,

Please refer to our telephone conversation concerning the above mentioned case. As mentioned, the building on 2900 Taylor Avenue is a two family house with an apartment on each floor. This is how it was when we purchased it in 1967. We presently have a mortgage with Madison Bradford Savings & Loan. They have been receiving the tax bills. However, I am sending you a copy of the 1996 assessment. This is based on the fact that the building in question is a two family structure.

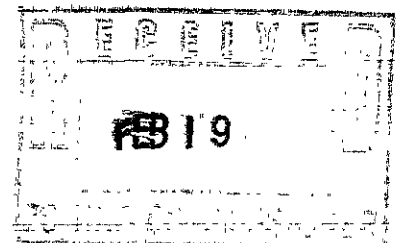
I would appreciate it if the record would show that this is not a single family dwelling.
Thank you for your help.

Very truly yours,



Jeanette R. Clark
209 Hampton Street
Cranford, NJ 07016

cc: APR Associates



TWO FAMILY
HOUSE.

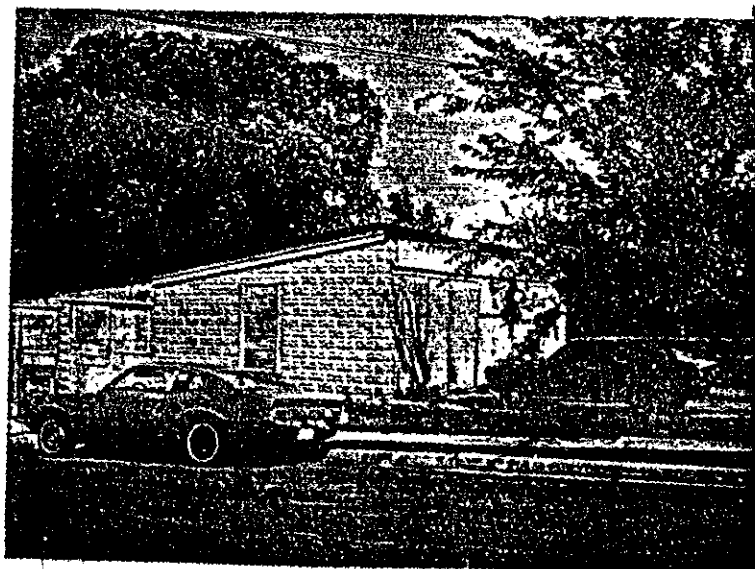


TAYLOR AVE.

CHESTNUT AVE



CHESTNUT AVE



CHESTNUT AVE

Location Survey showing Bldg Lots
& Building located & size

State of Maryland
 Department of Assessments and Taxation
 BALTIMORE COUNTY
 JEFFERSON BLDG - SUITE 200
 105 W CHESAPEAKE AVE
 TOWSON MD 21204
 410-321-2380

Assessment Notice
 (This is Not A Tax Bill)

NUMBER	NOTICE DATE	TAX YEAR BEGINNING
238997	12 29 95	07 01 96
DIST MAP	PARCEL SEC	BLOCK LOT USE SUBD
09 81	685	R
PROPERTY LOCATION	PRINCIPAL RESIDENCE	
2900 TAYLOR AVE	NO	
PT LT 26,27		

State law requires that all real property be revalued at least every three years. The property described above has been reviewed to determine the new market value effective 01/01/96. The new market value is based upon market data available prior to this date. The old total market value of your property was ¹\$ 156,740. The new market value of your property is:

New Market Value

² \$	31,500	³ \$	133,810	⁴ \$	165,310
	Land		Buildings, Other		TOTAL

Phased-In Market Value

To lessen the impact of increases in value, State law provides that any increase in the new market value over the old market value be phased in over the next 3 years in equal amounts. Your phased-in new market value for the next three taxable years is:

⁵ \$	159,596	⁶ \$	162,452	⁷ \$	165,310
	1996		1997		1998

Phased-In Assessment

An assessment is that portion of the market value that is used to calculate property taxes. Your old assessment was ⁸\$ 62,690. Your new assessment is 40% of the phased-in new market value (50% if valued as agricultural use):

⁹ \$	63,830	¹⁰ \$	64,980	¹¹ \$	66,120
	1996		1997		1998

Assessment Caps

If this property is your primary residence, you may have the assessment increase limited by the assessment cap (Homestead Tax Credit). Taxable assessment increases are capped at 10% annually for the state property tax. Counties and municipalities must set an assessment cap of 10% or less each year. Based on current information, if you qualify, we estimate that you will be taxed on the following assessments next year:

¹² \$	63,830	¹³ \$	63,830	¹⁴ \$	NOT APPLICABLE
	State		County Baltimore City		Municipal

Your Appeal Rights

If you feel that the **Total New Market Value (Box 4)** is incorrect, you may file an appeal. Included in this packet is an explanation of the appeal process and instructions on how to file your appeal. An appeal must be filed or postmarked within 45 days from the date of this notice.

The LAST DAY to file an appeal is: 02/12/96

If the address at left is incorrect, please print the correct address below and return to the assessment office.

AC#04 09 0903372120 /20354
 238997 R
 CLARK WILLIAM F
 CLARK JEANNETTE R
 319 HAMPTON ST
 CRANFORD NJ 07016-1846

We encourage you to read the General Information found on Page 3 for an Explanation of Assessments, Property Taxes and Tax Credits. Please verify whether or not this property is designated as your "principal residence" in the box at the top of this page and complete the form found at the bottom of page 3 if a correction is required. For additional information regarding your notice, please contact the assessment office at the number/address indicated above. To expedite service, have your notice available at the time of your contact.

**GENERAL INFORMATION
ASSESSMENTS, PROPERTY TAXES AND TAX CREDITS**

1. **New Market Value:** An estimate of the market value of the property which is prepared every three years by an assessor using uniform standards of mass appraisal. The value is based on the analysis of market data prior to the date of this notice. It is not a projection of the market value of the property at a future date.
2. **Phased-In Market Value:** The increase in value from the old market value to the new market value phased-in equally over the three year period. For example, a value increase from \$100,000 to \$130,000 would result in phased-in market values of \$110,000 for the first year; \$120,000 for the second year; and \$130,000 for the third year.
3. **Phased-In Assessments:** 40% of the phased-in market values. Using the above example, the phased-in assessments would be \$44,000 for the first year, \$48,000 for the second year, and \$52,000 for the third year. (Agricultural Use assessments are 50% of the phased-in market values.)
4. **Assessment Caps (Homestead Property Tax Credit):** For State purposes, the principal residence of a property owner is taxed on no more than a 10% annual assessment increase. For example, if the old assessment was \$40,000 and no tax credits were previously granted, the state assessment cap would be \$44,000 ($\$40,000 \times 1.10$). Counties and municipalities must annually set their own assessment caps of 10% or less. The Homestead Tax Credit is automatically calculated if you qualify—you do not have to apply.
5. **The Constant Yield Tax Rate:** The property tax rate that when applied to new assessments would result in counties and municipalities receiving the same revenue in the coming tax year that was received in the prior tax year. If local governments do not plan to reduce the tax rate enough to offset increasing assessments, they must advertise and hold a public hearing on the proposed tax rate.
6. **The Property Tax Rate:** A rate set each year by counties and municipalities to raise enough property tax revenue to fund governmental services. The rate is set as a result of the annual budget process.
7. **The Property Tax Bill:** A bill issued by counties and municipalities that is calculated by applying the municipal (if applicable), county, and State tax rates to the assessment. Tax rates are expressed as dollars and cents per \$100 of assessment. The State property tax rate last year was 21 cents per \$100 of assessment. Municipal charges and special taxes may also be included on your property tax bill.
8. **Homeowner's Property Tax Credit Program (Circuit Breaker):** A State property tax relief program that allows a property tax credit to households whose total gross income is below a standard set by State law. This program provides property tax credits for homeowners of all ages depending upon their incomes. For more information contact your assessment office or call toll free 1-800-944-7403 (in the Baltimore area call 225-4433).
9. **Renters' Tax Credit Program:** A State property tax relief program that provides property tax credits for renters who meet certain requirements. This program is based upon the relationship between rent and income. For more information contact your assessment office or call toll free 1-800-944-7403 (in the Baltimore area call 225-5915).

ATTENTION

Look at the information in the box at the top of page 2. You should verify whether or not this property is designated as your principal residence. **THIS INFORMATION AFFECTS ELIGIBILITY FOR THE HOMESTEAD TAX CREDIT.** If it is wrong, please complete the information to the right and return to the address on the front of the notice.

Address of where your principal residence is located:

Number of months you have resided or expect to reside at this address each year: _____

SIGNATURE (Required)

DATE

RESIDENTIAL

TYPE DWELLING			9. YEAR BUILT		2. I		15. STRUCTURE CODE				16. GRADE			
1 story	2 story	3 story	4 story	5 story	6 story	7 story	8 story	9 story	10 story	11 story	12 story	13 story	14 story	
Full Bsm't			10. HEATING											
Part Bsm't			Circ Hot Air											
Crawl			Hot Water											
Slab			Radiant											
Post or Pier			Gravity Hot Air											
Floor/Pipeless			Electric											
Heat pump			Solar											
11. AIR CONDITION			12. PLUMBING		B 1 2									
Full Bath			% Bath											
Extra Fixt.			13. FIREPLACE											
14. INTERVIEW			Owner											
Tenant			Leftcard											
15. ROOF STRUCTURE			16. ROOF COVER											
Gambrel			Wood Shingle											
Mansard			Metal											
Built up			Unfin											
Finished Area			Finished											
OWNER OCCUPIED			Y N											
SPECIAL FEATURES			17. REMARKS											
18. OTHER CHARGES			19. ACCESSORY STRUCTURES											
Base Room			Type											
Dormers			Amount											
Allie Room			Rate											
Heat			Amount											
Air Cond.			Full Bath											
% Bath			Fireplace											
Alt. Garage			Alt. Carport											
Porch w/r			Porch w/r											
Garage			TOTAL											
20. SUMMARY OF VALUE			21. SUMMARY OF VALUE											
Base Value			Other Charges											
Total			Building Cost Index											
Replacement Cost			Depreciation											
Value less Dep'n			Accessory structures											
TOTAL			Market Value Index											
Value			Value											

SMALL RESIDENTIAL INCOME PROPERTY APPRAISAL REPORT

9401311

Description of Improvements

General description		Exterior description (Materials/condition)		Foundation		Insulation (R-value if known)	
Units/bldgs.	4/2	Foundation	Concrete, stone	Slab	No	<input type="checkbox"/> Roof	Concealed
Stories	2	Exterior walls	Asbestos shingle	Crawl space	No	<input type="checkbox"/> Ceiling	Concealed
Type (det./att.)	1Det., 2Semidet	Roof surface	Asphalt Shingles	Sump Pump	No	<input type="checkbox"/> Walls	Concealed
Design (style)	Colonial	Gutters & downspouts	Galvanized	Dampness	None noted	<input type="checkbox"/> Floor	Concealed
Existing/proposed	Existing	Window type	Double Hung	Settlement	None noted	<input type="checkbox"/> None	
Under construction	No	Storm sash/Screens	Yes, Yes	Infestation	None noted	Adequacy Unknown	
Year Built	1921	Manufactured housing*	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Basement	85 % of 1st floor area	Energy efficient items:	
Effective age(yrs.)	24	*(Complies with the HUD Manufactured Housing Construction and Safety Standards.)		Basement finish	Unfinished	Storm sash	

Units	Level(s)	Foyer	Living	Dining	Kitchen	Den	Family rm.	# Bedrooms	# Baths	Laundry	Other	Sq. ft./unit	Total sq.
1	1		1	1	1			1	1			747	747
1	2				1			1	1			636	636
1	A				1				1			758	758
1	A				1				1			758	758

Improvements contain: 8 Rooms: 2 Bedroom(s): 4 Bath(s): 1,383 Square feet of GROSS BUILDING AREA

GROSS BUILDING AREA (GBA) IS DEFINED AS THE TOTAL FINISHED AREA (INCLUDING COMMON AREAS) OF THE IMPROVEMENTS BASED UPON EXTERIOR MEASUREMENTS.

Surfaces (Materials/condition)		Heating		Kitchen equip. (#/unit-cond.)		Attic		Improvement analysis		Good	Avg.	Fair	Poor
Floors	Carpet/pineAv	Type	HW, FHA	Refrigerator		<input checked="" type="checkbox"/> None		Quality of construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walls	Drywall, Aver.	Fuel	Gas	Range/oven	1/un Avg	<input type="checkbox"/> Stairs		Condition of improvements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Trim/finish	Wood, Average	Condition	Average	Disposal		<input type="checkbox"/> Drop stair		Room sizes/layout	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bath floor	Carp/wd, Aver	Adequacy	Average	Dishwasher		<input type="checkbox"/> Scuttle		Closets and storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bath wainscot	Plastic, Aver	Cooling		Fan/hood	Fan	<input type="checkbox"/> Floor		Energy efficiency	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors	Wood, average	Central	No	Compactor		<input type="checkbox"/> Heated		Plumbing-adequacy & condition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Other	No	Washer/dryer		<input type="checkbox"/> Finished		Electrical-adequacy & condition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Condition	N/A	Microwave		<input checked="" type="checkbox"/> Unfinished		Kitchen cabinets-adequacy & cond.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fireplace(s)	None #0	Adequacy	N/A	Intercom				Compatibility to neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Car storage:	<input checked="" type="checkbox"/> Garage	<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Adequate	<input type="checkbox"/> None				Appeal & marketability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
No. cars: 5	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Detached	<input type="checkbox"/> Inadequate	<input checked="" type="checkbox"/> Offstreet				Estimated remaining economic life				41 years	

Comments on repairs needed, additional features, modernization, etc.: Some exterior shingles missing. Exterior trim needs painting. First floor of Taylor Avenue is vacant, and is being painted, new kitchen floor being installed. Door needs a new knob. Lower roof portions of Chestnut Avenue house need new shingles. Chestnut Avenue needs some painting, cleaning. Concrete block garages with wooden doors (not overhead).

Additional comments on neighborhood, site and description of improvements

Depreciation (physical, functional, and external inadequacies, etc.): Wiring updated in properties. Property had four units before zoning regulations started in 1955; thus it has non-conforming use. The setbacks, # units, etc. would not conform to present zoning regulations. Area has a great variety in design and age of dwellings. Area is very convenient to all amenities and is suitable for rental units.

Environmental conditions observed by or known to the appraiser: None known. See attached addendum.

VALUATION ANALYSIS

Purpose of Appraisal is to estimate Market Value as defined in the Certification & Statement of Limiting Conditions.

Cost approach

Comments on cost approach, accrued depreciation, and estimated site value:

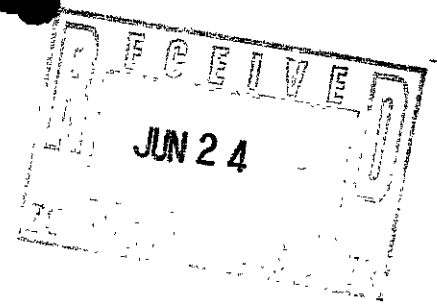
Gross Living Area

First	=	747
Second	=	636
Total Sq. Ft.	=	1383
First	26.33 x 14.25 x 1 =	375
Second	16.33 x 22.75 x 1 =	372
Total Sq. Ft.	=	747
First	26.33 x 14.25 x 1 =	375
Second	16.33 x 16.00 x 1 =	261
Total Sq. Ft.	=	636
Garage	33.00 x 19.00 x 1 =	627
Second	19.00 x 17.75 x 1 =	337
Total Sq. Ft.	=	964
First	24.00 x 34.50 x 1 =	828
Second	24.00 x 24.50 x 1 =	588
10.00 x 10.00 x 1 =		100
Total Sq. Ft.	=	1516

ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:

2,899 Sq. Ft. @ \$	53.00	= \$	153,647
Bsmt 1464 Sq. Ft. @ \$	14.00	=	20,496
Garg 964 Sq. Ft. @ \$	16.00	=	15,424
-0- Sq. Ft. @ \$	-0-	=	-0-
Extras		=	
Special Energy Efficient Items		=	
Porches, Patios, etc.		=	15,000
Total Estimated Cost New		= \$	204,567
Less	Physical 37% Functional -0- External 2%		
Depreciation	75,690	-0- 4,091	= \$ 79,781
Depreciated Value of Improvements		= \$	124,786
Site Imp. "as is" (driveway, landscaping, etc.)		= \$	10,000
ESTIMATED SITE VALUE		= \$	40,000
(If leasehold, show only leasehold value.)			
INDICATED VALUE BY COST APPROACH		= \$	174,800

Wm. H. Baldwin & Co.



June 21, 1999

*Mr. Lawrence E. Schmidt, Zoning Commissioner
Baltimore County Zoning Commissioner
Suite 405 County Courts Bldg
Towson, Md 21204*

*RE: Case No. 99-147SHP
2900 Taylor Avenue*

Dear Mr. Schmidt,

I visited your office recently and was not able to meet with you. However, I did receive some very valuable information from your secretary. I left a copy of information from the appraisal made by Wm. H. Baldwin for Madison Bradford Savings.

If you recall, we were trying to develop information to show that the building on the corner of Taylor Avenue and Chestnut Avenue has been a multiple dwelling with two apartments. When we purchased it in 1968 it was already rented as a two family residence. Therefore, I would appreciate it if we could receive a decision showing that 2900 Taylor was a pre existing two family building.

I have all the information for the new deed. However, we would like to have our attorney file it showing 2900 Taylor as a two family residence.

We appreciate your help in this matter.

Very truly yours,

William F. Clark
William F. Clark

WM H BALDWIN AND COMPANY
Real Estate Appraisal

File No. 9401311

February 15, 1994

Carolyn Fuhr
Madison & Bradford FSL
6721 Harford Road
Baltimore, Maryland 21234

File Number: 9401311

Dear Mrs. Fuhr

In accordance with your request, I have personally inspected and appraised the real property at:

**2900 Taylor Avenue, 7801-7803 Chestnut Avenue
Parkville, MD 21234**

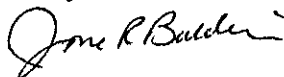
The purpose of this appraisal is to estimate the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the estimated market value of the property as of February 15, 1994, is:

**One Hundred Eighty Thousand Dollars
(\$180,000)**

The attached report contains the description, analysis and supportive data for the conclusions, final estimate of value, descriptive photographs, limiting conditions and appropriate certifications.

Sincerely,



Jane R. Baldwin, SRA, Certified General License 04-1260

jrb

SEE PAGE 1 OF 4
SEE PAGE 2 OF 4 - RE ZONING.

Subject				
Property address 2900 Taylor Avenue, 7801-7803 Chestnut Avenue				
City Parkville	County Baltimore State MD Zip code 21234			
Legal description Lots 26, 27, 28 Parkville 1/34				
Owner/occupant Wm R & J R Clark/ tenants Tax year 1994 RE taxes \$1,937.56				
Sale price \$ Refinance Date of sale N/A Census tract 0702-492 Map reference BC28B11				
Property rights appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Condominium or <input type="checkbox"/> PUD HOA\$ N/A /Mo.				
Borrower Wm R & Jeanette R. Clark Project Name N/A				
Loan charges/concessions to be paid by seller \$ N/A				
Lender/client Madison & Bradford F.S.L., 6721 Harford Rd, Baltimore, MD 21234				
Appraiser Jane R. Baldwin, SRA				
Neighborhood				
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant(0-5%) <input type="checkbox"/> Vacant(over 5%)			
Built up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Single family housing PRICE \$(000) AGE (yrs) 70 Low 50			
Growth rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	150 High 70			
Property values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Predominant 90 60			
Demand/supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply	2-4 family housing PRICE \$(000) AGE (yrs) 60 Low 50			
Marketing time <input type="checkbox"/> Under 3 mos. <input checked="" type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.	175 High 70			
Typical 2-4 family bldg. Type detached	Predominant 75 60			
No. stories 2 No. units 2	Recreation facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Age 50-60 yrs. Condition Average	Adequacy of utilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Typical rents \$ 350 to \$ 550	Property compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Protection from detrimental cond. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Est. neighborhood apt. vacancy 0-4 %	Police & fire protection <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	General appearance of properties <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Present land use %	Appeal to market <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
One family 90				
2-4 family 5				
Multifamily -0-				
Commercial 5				
Industrial				
Vacant				
Land use change <input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely <input type="checkbox"/> In process	Rent controls <input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No <input type="checkbox"/> Likely*			
Note: Race and the racial composition of the neighborhood are not considered reliable appraisal factors.				
Description of neighborhood boundaries: Bordered on the north by the Baltimore Beltway, on the west by Perring Parkway, on the south by the City line and on the east by Double Rock Park. Neighborhood is known as Parkville.				
Description of those factors, favorable or unfavorable, that affect marketability (including neighborhood stability, appeal, property conditions, vacancies, *rent control, etc).				
Walk to stores, restaurants, bus line on Harford Road. Located diagonally across from Park/median on Taylor Avenue. Commercial properties across Taylor Avenue and beside 2900 Taylor Avenue. Maintenance varies from fair to good in the area. Two dwellings with apartments are for sale in the next block.				
The following available listings represent the most current, similar, and proximate competitive properties to the subject property in the subject neighborhood. This analysis is intended to evaluate the inventory currently on the market competing with the subject property in the subject neighborhood and recent price and marketing time trends affecting the subject property. (Listings outside the subject neighborhood are not considered applicable). The listing comparables can be the rental or sale comparables if they are currently for sale.				
ITEM	SUBJECT	COMPARABLE LISTING NO. 1	COMPARABLE LISTING NO. 2	COMPARABLE LISTING NO. 3
2900 Taylor, 7801-03 Chestnut	2803 Taylor Avenue	2801 Taylor Avenue	1441 Taylor Avenue	
Address Parkville	Parkville	Parkville	Hillendale Estates	
Proximity to subject	One block	One block	Fifteen blocks east	
Listing price	\$ N/A	<input checked="" type="checkbox"/> Unf. <input type="checkbox"/> Furn. \$ 180,000	<input checked="" type="checkbox"/> Unf. <input type="checkbox"/> Furn. \$ 160,000	<input checked="" type="checkbox"/> Unf. <input type="checkbox"/> Furn. \$ 88,000
Approximate GBA	2899 Sq.Ft.	2656 sq ft	1584 sq ft	1852 sq ft
Data source	Owner/insp.	MLS/Realtor/Ext.Insp.	MLS/Realtor/Ext.Insp.	MLS/Realtor/Ext.Insp.
# Units/Tot. rms./BR/BA	4 8 2 4	4 12 4 4	3 11 5 4	2 8 4 2
Approximate year built	1921	1934	1928	1951
Approx. days on market	N/A	10 weeks	10 weeks	22 days
Comparison of listings to subject property: Listings 1 & 2 are in the next block. They are large old frame dwellings. Listing 3 is an end townhouse also on Taylor Avenue. There properties have only one building and no garages. They are the most comparable sales anywhere near the subject property.				
Reconciliation: Description and analysis of the general market conditions that affect 2-4 family properties in the subject neighborhood (including the above neighborhood indicators of growth rate, property values, demand/supply, and marketing time) and the prevalence and impact in the subject market area regarding loan discounts, interest buydowns, and concessions; and identification of trends in listing prices, average days on market and any change over past year, etc.: The subject is a unique property, having one dwelling with 2 units, 5 garages, and a duplex dwelling. Listings 1 & 2 compare to 2900 Taylor Avenue, but are much larger. Listing 3 compares to either 7801 or 7803 Chestnut Avenue, except it has two units, one on each level, and it is brick construction. All properties are subject to the same traffic conditions. Listings 1 and 2 are across from the median park/open space. All are convenient to major roads, shopping, and bus lines.				
Site				
Dimensions 60'x200', 50'x65'				
Site area 15,250 sq.ft. or .35 acres +/- Corner lot <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes				
Specific zoning classification and description R-0 Residence Office				
Zoning compliance <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning				
Highest & best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain)				
Utilities	Public	Other	Off-site improvements	Type
Electricity	<input checked="" type="checkbox"/>		Street	Asphalt
Gas	<input checked="" type="checkbox"/>		Curb/gutter	Concrete
Water	<input checked="" type="checkbox"/>		Sidewalk	Concrete
Sanitary sewer	<input checked="" type="checkbox"/>		Street lights	Electric
Storm Sewer	<input checked="" type="checkbox"/>		Alley	None
Topography Basically level				
Size Average for area				
Shape Rectangular, 2 parcels				
Drainage Appears adequate				
View Of commercial & park				
Landscaping Minimal				
Driveway Paved				
Apparent easements None apparent				
FEMA Special flood hazard area <input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No				
*FEMA Zone/Map Date Zone C, 3-2-81				
*FEMA Map No. 240010 0410B				
Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.): No apparent adverse easements or encroachments noted.				

Description of Improvements

General description	Exterior description (Materials/condition)	Foundation	Insulation (R-value if known)
Units/bldgs. 4/2	Foundation Concrete, stone	Slab No	<input type="checkbox"/> Roof Concealed
Stories 2	Exterior walls Asbestos shingle	Crawl space No	<input type="checkbox"/> Ceiling Concealed
Type (det./att.) 1Det., 2Semidet	Roof surface Asphalt Shingles	Sump Pump No	<input type="checkbox"/> Walls Concealed
Design (style) Colonial	Gutters & downsp. Galvanized	Dampness None noted	<input type="checkbox"/> Floor Concealed
Existing/proposed Existing	Window type Double Hung	Settlement None noted	<input type="checkbox"/> None
Under construction No	Storm sash/Screens Yes, Yes	Infestation None noted	Adequacy Unknown
Year Built 1921	Manufactured housing* <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Basement 85 % of 1st floor area	Energy efficient items:
Effective age (yrs.) 24	*(Complies with the HUD Manufactured Housing Construction and Safety Standards.)	Basement finish Unfinished	Storm sash

Units	Level(s)	Foyer	Living	Dining	Kitchen	Den	Family rm	# Bedrooms	# Baths	Laundry	Other	Sq. ft./unit	Total sq
1	1		1	1	1			1	1			747	747
1	2				1			1	1			636	636
1	A				1				1			758	758
1	A				1				1			758	758

Improvements contain: 8 Rooms; 2 Bedroom(s); 4 Bath(s); 1,383 Square feet of GROSS BUILDING AREA

GROSS BUILDING AREA (GBA) IS DEFINED AS THE TOTAL FINISHED AREA (INCLUDING COMMON AREAS) OF THE IMPROVEMENTS BASED UPON EXTERIOR MEASUREMENTS.

Surfaces (Materials/condition)	Heating	Kitchen equip. (#/unit-cond)	Attic	Improvement analysis	Good	Avg.	Fair	Poor
Floors Carpet/pineAv	Type HW, FHA	Refrigerator	<input checked="" type="checkbox"/> None	Quality of construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls Drywall, Aver.	Fuel Gas	Range/oven 1/un Avg	<input type="checkbox"/> Stairs	Condition of improvements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trim/finish Wood, Average	Condition Average	Disposal	<input type="checkbox"/> Drop stair	Room sizes/layout	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath floor Carp/wd, Aver	Adequacy Average	Dishwasher	<input type="checkbox"/> Scuttle	Closets and storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath wainscot Plastic, Aver	Cooling	Fan/hood Fan	<input type="checkbox"/> Floor	Energy efficiency	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors Wood, average	Central No	Compactor	<input type="checkbox"/> Heated	Plumbing-adequacy & condition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other No	Washer/dryer	<input type="checkbox"/> Finished	Electrical-adequacy & condition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Condition N/A	Microwave	<input checked="" type="checkbox"/> Unfinished	Kitchen cabinets-adequacy & cond.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace(s) None #0	Adequacy N/A	Intercom		Compatibility to neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Car storage: <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Adequate <input type="checkbox"/> None	<input type="checkbox"/> Carport <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Inadequate <input checked="" type="checkbox"/> Offstreet			Appeal & marketability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No. cars: 5				Estimated remaining economic life				41 years

Comments on repairs needed, additional features, modernization, etc.: Some exterior shingles missing. Exterior trim needs painting. First floor of Taylor Avenue is vacant, and is being painted, new kitchen floor being installed. Door needs a new knob. Lower roof portions of Chestnut Avenue house need new shingles. Chestnut Avenue needs some painting, cleaning. Concrete block garages with wooden doors (not overhead).

Additional comments on neighborhood, site and description of improvements

Depreciation (physical, functional, and external inadequacies, etc.): Wiring updated in properties. Property had four units before zoning regulations started in 1955; thus it has non-conforming use. The setbacks, # units, etc. would not conform to present zoning regulations. Area has a great variety in design and age of dwellings. Area is very convenient to all amenities and is suitable for rental units.

Environmental conditions observed by or known to the appraiser: None known. See attached addendum.

VALUATION ANALYSIS

Purpose of Appraisal is to estimate Market Value as defined in the Certification & Statement of Limiting Conditions.

Cost approach

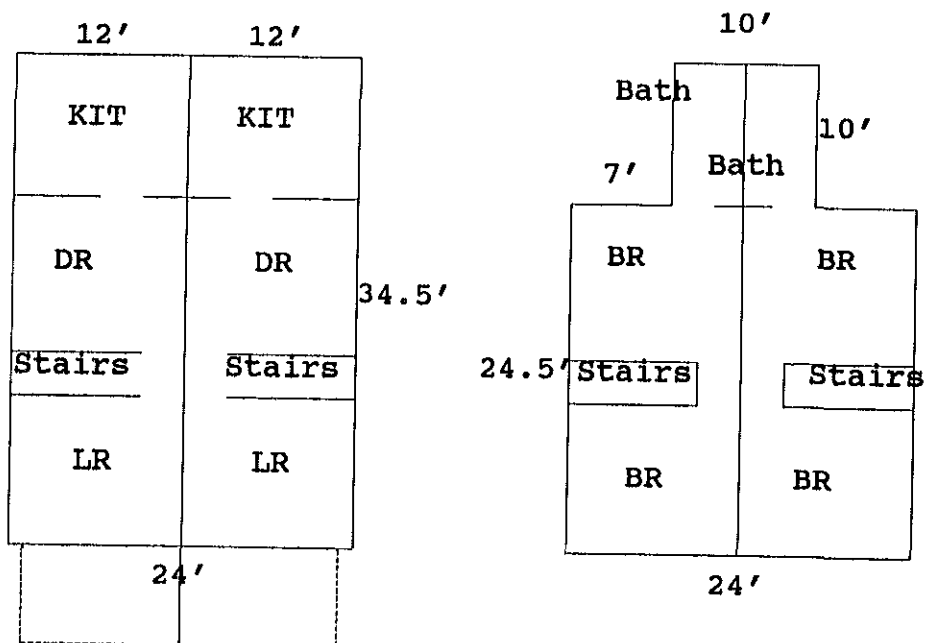
Comments on cost approach, accrued depreciation, and estimated site value:

Gross Living Area

First	=	747
Second	=	636
Total Sq. Ft.	=	1383
First 26.33 x 14.25 x 1	=	375
16.33 x 22.75 x 1	=	372
Total Sq. Ft.	=	747
Second 26.33 x 14.25 x 1	=	375
16.33 x 16.00 x 1	=	261
Total Sq. Ft.	=	636
Garage 33.00 x 19.00 x 1	=	627
19.00 x 17.75 x 1	=	337
Total Sq. Ft.	=	964
First 24.00 x 34.50 x 1	=	828
Second 24.00 x 24.50 x 1	=	588
10.00 x 10.00 x 1	=	100
Total Sq. Ft.	=	1516

ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:

2,899 Sq. Ft. @ \$	53.00	= \$	153,647
Bsmt 1464 Sq. Ft. @ \$	14.00	=	20,496
Garg 964 Sq. Ft. @ \$	16.00	=	15,424
-0- Sq. Ft. @ \$	-0-	=	-0-
Extras		=	
Special Energy Efficient Items		=	
Porches, Patios, etc.		=	15,000
Total Estimated Cost New		= \$	204,567
Less Physical 37%	-0-	Less External 2%	
Depreciation 75,690	-0-		4,091
Depreciated Value of Improvements		= \$	124,786
Site Imp. "as is" (driveway, landscaping, etc.)		= \$	10,000
ESTIMATED SITE VALUE		= \$	40,000
(If leasehold, show only leasehold value.)			
INDICATED VALUE BY COST APPROACH		= \$	174,800

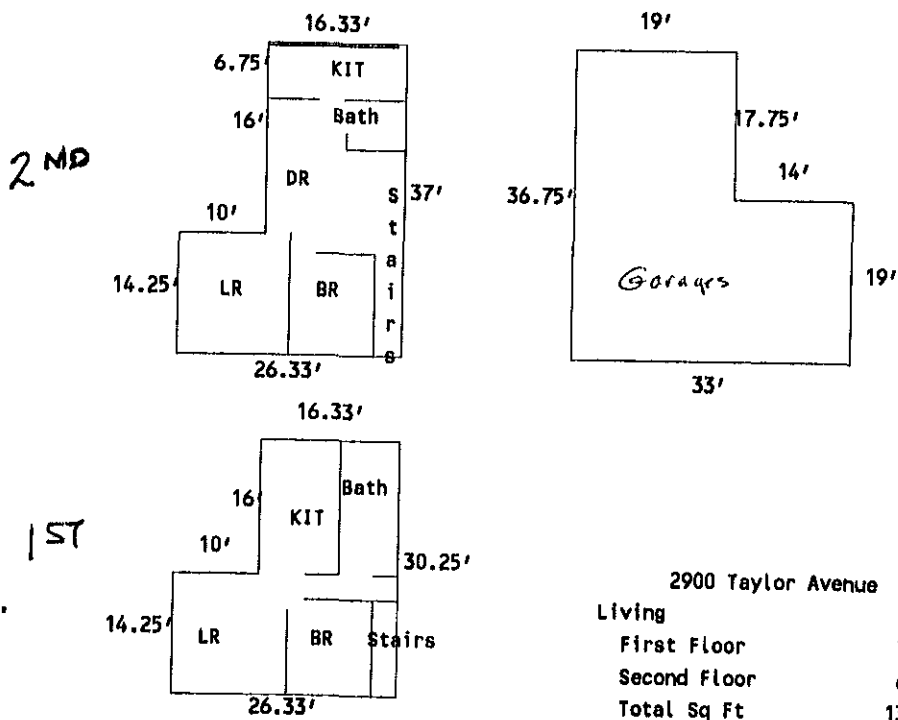


7803 and 7801 Chestnut Ave.

Living			
First Floor			828
Second Floor			688
Total Sq Ft			1516
First Floor			
24	x	34.5 x 1	= 828
Second Floor			
24	x	24.5 x 1	= 588
10	x	10 x 1	= 100
Total Sq Ft			688
Basement			
24	x	34.5 x 1	= 828

WM H BALDWIN AND COMPANY
Real Estate Appraisal

File No. 9401311



2900 Taylor Avenue

Living	
First Floor	747
Second Floor	636
Total Sq Ft	1383

First Floor

26.33x 14.25x 1	=	375
16.33x 22.75x 1	=	372
Total Sq Ft		747

Second Floor

26.33x 14.25x 1	=	375
16.33x 16 x 1	=	261
Total Sq Ft		636

Garage

33 x 19 x 1	=	627
19 x 17.75x 1	=	337
Total Sq Ft		964

WM H BALDWIN AND COMPANY
Real Estate Appraisal

File No. 9401311

APPRAISAL OF



Multi-family property - 4 Units

LOCATED AT:

2900 Taylor Avenue, 7801-7803 Chestnut Avenue
Parkville, MD 21234

FOR:

Madison & Bradford FSL
6721 Harford Road
Baltimore, Maryland 21234

AS OF:

February 2, 1994

BY:

Jane R. Baldwin, SRA
Certified General Appraiser #04-1260

SUBJECT PROPERTY PHOTO ADDENDUM

WM H BALDWIN AND COMPANY
Real Estate Appraisal
P O Box 9803
Baltimore, Maryland 21284-9803
410-561-5300 FAX 410-560-3623

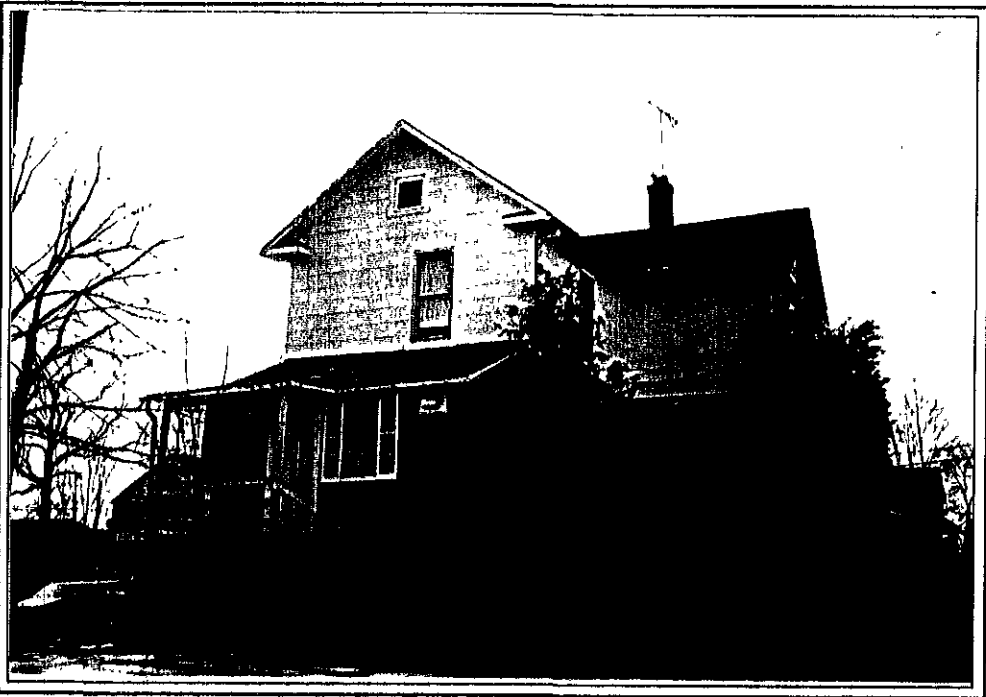
File No. 9401311

FRONT VIEW OF SUBJECT PROPERTY AT:

2900 Taylor Avenue, 7801-7803
Parkville, MD 21234
Appraised: February 2, 1994

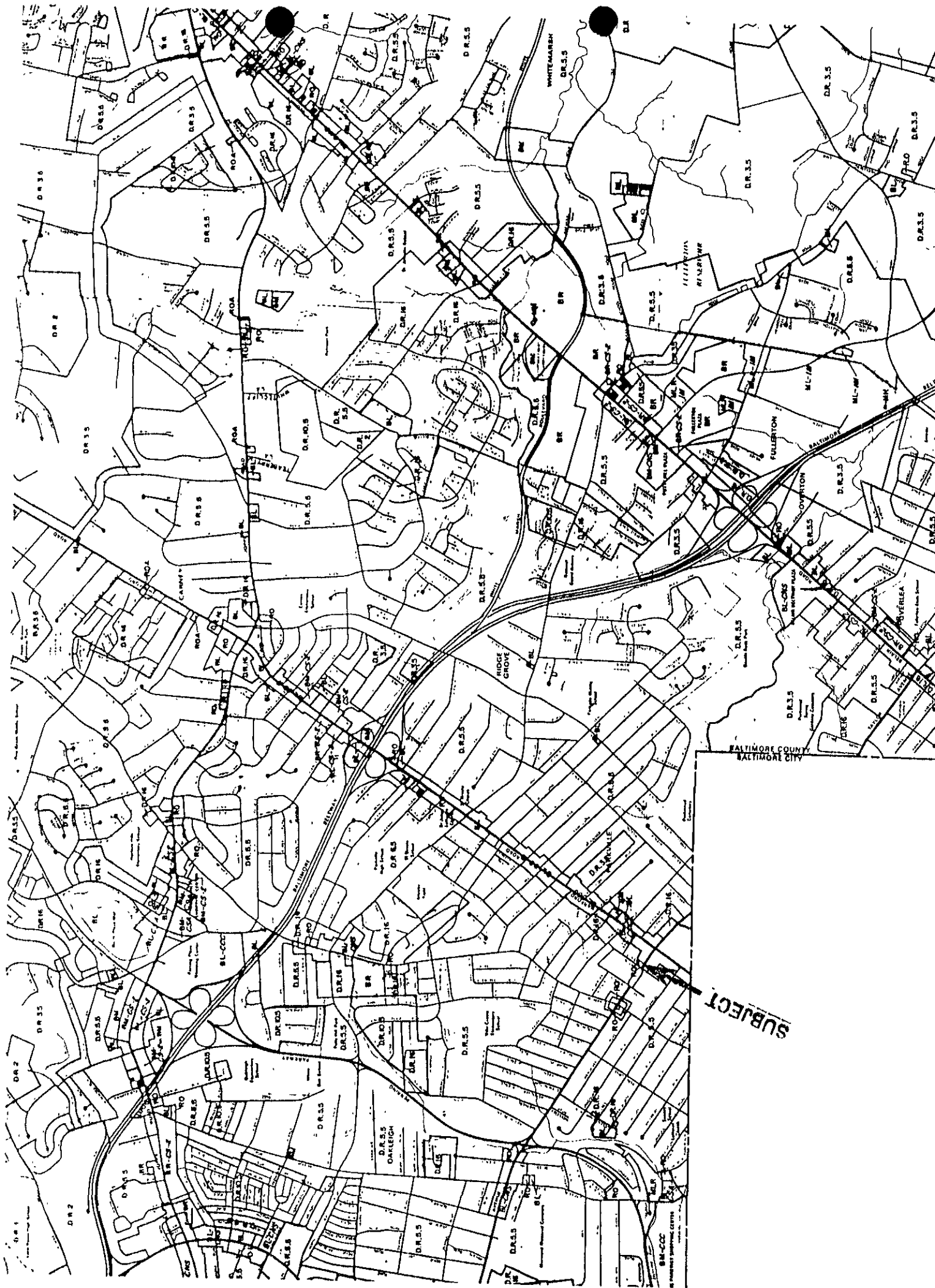


REAR VIEW OF SUBJECT PROPERTY



STREET SCENE





JAN 20

January 15, 2000

Mr. Lawrence E. Schmidt, Zoning Commisioner
Baltimore County
Suite 405 County Courts Building
Towson, Maryland 21204

RE: 2900 Taylor Avenue
Case No. 99-147-SPH

Dear Mr. Schmidt,

Please refer to the exchange of correspondence concerning the above mentioned case. I have been trying to get this matter cleared up for some time. On december 9, 1997 Mr. Ratych of APR sent a letter to ~~your~~ Developemnet Review Committee concerning a Lot Line Adjustment. In his letter he described the property, he did not described it based on the number of apartments. At 7801-7803 there are two apartments in one building. At 2900 Tayleor Avenue there were two apartments in a two and one half story buiding. The number of apartments were never mentioned. When we purchased the property in 1967 it was purchased with four rental apartments. The Madison Bradford Savings Bank gave us the mortgage based on four incomes. We never changed anything in the building at 2900 Taylor Avenue.

On February 10, 1999 the approval of the Lot Line Adjustment was based on 2900 Taylor Avenue being used as a single family dwelling. On February 16. 1999 I wrote to you and mentioned that the description of the house at 2900 Taylor Avenue was incorrect. Since then I have been trying to get Mr. Ratych to try and clear this up and have mentioned the hardship we would have if we had to vacate the second floor. Mr. Ratych never said it was a one family only a two and one half story dwelling.

I have been in touch with the Baltimore Gas & Electric Company. They informed me that they have supplied services to the building at 2900 Taylor prior to 1968 and that there were two meters. I have spoken to people who lived in the area prior to 1968 and they remember two families living at the house at 2900 Taylor Avenue. Only the Electric Department could give this

410-771-1719
December 9, 1997

Baltimore County
Development Review Committee
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Lot Line Adjustment
Taylor and Chestnut Avenues
Map 81, Grid 1, Parcel 685

Dear Committee Members:

Mr. and Mrs. William F. Clark are owners of the property in the 9th Election District of Baltimore County. The property is improved by a 2 1/2 story building and garage with the address of 2900 Taylor Avenue and a two story frame semi-detached dwelling known as 7801 and 7803 Chestnut Avenue. Both properties are described in the Deed to William F. Clark and Jeanette R. Clark dated September 16, 1968 and recorded in Liber 4934, page 598.

Both houses and the garage are located on the firstly described parcel, the second parcel is located in the rear of 7801-7803 Chestnut Avenue.

The owners would like to change one boundary line and create Lot 1, which would include the house and garage at 2900 Taylor Avenue and Lot 2, to include the dwelling at 7801-7803 Chestnut Avenue. The properties are Zoned RO and DR5 and are served by public sewer and water.

We request a confirmation from The Committee that this proposed action will be considered as a "Lot Line Adjustment" and would be exempted from the regular subdivision procedure.

Enclosed is a check for \$ 40.00, the processing fee, three copies of our plat, and a copy of the deed and old record plat.

Please let us know if you require any additional information.

Sincerely yours,
APR Associates, Inc.

Alexander P. Ratych
Alexander P. Ratych, Prof L.S.
President

APR/sd
Enclosures
cc: Mr. and Mrs. William F. Clark

7427 Harford Road
Baltimore, Maryland 21234-7160
(410) 444-4312
Fax: (410) 444-1647

UTILITY ACCOUNT SERVICES

Baltimore Gas and Electric Company
PO Box 1475
Baltimore, Maryland 21201-1475

March 26, 1993



Mrs. Jeanette Clark
2906 Taylor Avenue
Baltimore, MD 21234

Dear Mrs. Clark:

Thank you for your recent inquiry regarding your account. Our records go back to March of 1993 and 2906 Taylor Avenue shows 2 apartments at least to that date.

If you have any questions, please contact me at 410-239-1527, or 1-800-685-0133, extension 1527. My contact hours are, Tuesday through Friday, between the hours of 8:00 A.M. and 4:30 P.M.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ray Thompson", written over a horizontal line.

Ray Thompson
Customer Service Representative



Customer Account Services

A Member of

State

0.9 31100

November 10, 1990

Ms. Janet Clark
200 Hampton Street
Cranford, New Jersey 07017

RE: Address Change
Baltimore, Maryland 21234

Dear Ms. Clark:

Thank you for your recent inquiry concerning the original installation dates of the gas and electric meters. On March 30, 1990, our records show we mailed a letter addressing this request. The letter, prepared and mailed by Mr. Ray Thompson, indicated the appliances were installed by meter in the past 6 years. After further researching our earliest records, we are able to provide the following information:

CURRENT METER NUMBER	METER SUPPLIES	DATE OF LAST RECORDED TARIFF CHANGE
Gas # 911055	1 st Floor	January 10, 1991
Electric # G 86478526	1 st Floor	October 31, 1990
Gas # 248458	2 nd Floor	October 1, 1968
Electric # G 86478817	2 nd Floor	October 1, 1968

Please keep in mind all gas and electric meters are owned by BGE. When the house was built, the electric wiring and gas piping would have been inspected by the *Department of Electrical Inspection* and the *Department of Plumbing Inspection of Baltimore County*. Upon receipt of the "Certificate of Inspection", your company is permitted to install the meters. As a suggestion, you may want to contact their offices to see if they can assist you further. They can be reached at 410-887-3960 or 410-887-3620, respectively.

I hope this information is helpful. If you have any questions, I can be reached at 410-209-1549, or 1-800-685-0123, extension 1549, Monday through Friday, between the hours of 8:00 A.M. and 4:30 P.M.

Sincerely,

Kathy Edel

Mrs. K. H. Edel
Customer Account Representative

STON-ROSE CARPETS & CURTAINS

STON-ROSE CARPETS & CURTAINS
1000 N. 10th St.
Minneapolis, Minn. 55403

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STON-ROSE CARPETS & CURTAINS
1000 N. 10th St.
Minneapolis, Minn. 55403

STON-ROSE CARPETS & CURTAINS

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STON-ROSE CARPETS & CURTAINS

STON-ROSE CARPETS & CURTAINS

4-10

254-6877

WALTER BALDWIN AND COMPANY
Real Estate Appraisal

1994-02-15

THE ORIGINAL MORTGAGE TAKEN
IN 1968 WAS PAID OFF. A
NEW MORTGAGE IN 1994 REQUIRED
THIS ESTIMATE. THE ORIGINAL
MORTGAGE WAS BASED ON
4 RENTAL UNITS.

February 15, 1994

Carolyn L. Lee
Madison & Lee, Inc.
6721 Harford Road
Baltimore, Maryland 21206

File Number: 9401310

Dear Mrs. Lee:

In accordance with your request, I have personally inspected and appraised the real property at:

2900 Taylor Avenue, 7801-7803 Chestnut Avenue
Parkville, MD 21234

The purpose of this appraisal is to determine the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the estimated market value of the property as of February 15, 1994, is:

One Hundred Eighty Thousand Dollars
(\$180,000)

The attached report contains the description, analysis and supportive data for the conclusions,
final estimate of value, descriptive photographs, limiting conditions and appropriate certifications.

Sincerely,

Jane R. Baldwin

Jane R. Baldwin, SRA, Certified General License 04-1260

WRIGHT BALDWIN AND COMPANY
Real Estate Appraisal

Form 9401313

APPRAISAL OF



Multi-family property - 4 Units

LOCATED AT:

2900 Taylor Avenue, 2800 Taylor Avenue
Baltimore, MD 21234

FOR:

Madison & Bradford FSL
6721 Harford Road
Baltimore, Maryland 21234

AS OF:

February 2, 1994

BY:

Jane R. Baldwin, SRA
Certified General Appraiser #04-1260

General Description	Exterior Description	Foundation	Insulation (R-value known)
Use: <u>Garage</u>	Exterior: <u>Concrete, stone</u>	Lab: <u>No</u>	<input type="checkbox"/> Roof: <u>Concealed</u>
Stories: <u>2</u>	Exterior: <u>Asphalt shingles</u>	Roof: <u>No</u>	<input type="checkbox"/> Ceiling: <u>Concealed</u>
Type: <u>Det., 2-st. det.</u>	Exterior: <u>Asphalt shingles</u>	Roof: <u>No</u>	<input type="checkbox"/> Walls: <u>Concealed</u>
Design: <u>Split</u>	Exterior: <u>Galvanized</u>	Roof: <u>None noted</u>	<input type="checkbox"/> Floor: <u>Concealed</u>
Exterior: <u>Exposed</u>	Exterior: <u>Double-pane</u>	Roof: <u>None noted</u>	<input type="checkbox"/> Base: <u>None</u>
Interior: <u>No</u>	Interior: <u>Yes, Yes</u>	Roof: <u>None noted</u>	Auxiliary: <u>Unknown</u>
Year Built: <u>1957</u>	Year Built: <u>Y</u>	Year Built: <u>95</u>	Energy efficient: <u>None</u>
Location: <u>2</u>	Location: <u>2</u>	Location: <u>Unfinished</u>	Storm: <u>sash</u>

Qty	Lot	Unit	Price	Total	Net	Gross	Net	Gross
1	1	1	747	747	747	747	747	747
1	2	1	636	636	636	636	636	636
1	A	1	758	758	758	758	758	758
1	A	1	758	758	758	758	758	758

GR. FILLING IN	1,389	SURFACE GROSS BUILDING AREA
		OF THE IMPROVEMENTS

Surfaces	Material	Condition	Remarks	Improvement needed, yes	Good	Avg	Fair	Poor
Floor	Carp., w/wood	HW, PMA				X		
Wall	Drywall, A.C.	Good				X		
Trim	Wood, Average	Average				X		
Built-in	Carp. w/wood, A.C.	Average				X		
Built-in	Elastic, A.C.	Good				X		
Doors	Wood, Average	Good				X		
Windows	Wood, Average	Good				X		
Roof	Asph/Flt	Good				X		
Exterior	Asph/Flt	Good				X		
Driveway	Asph/Flt	Good				X		
Garage	Asph/Flt	Good				X		
Basement	Asph/Flt	Good				X		
Attic	Asph/Flt	Good				X		
Stairs	Wood, Average	Good				X		
Hallways	Wood, Average	Good				X		
Bedroom	Wood, Average	Good				X		
Bathroom	Wood, Average	Good				X		
Kitchen	Wood, Average	Good				X		
Living Room	Wood, Average	Good				X		
Dining Room	Wood, Average	Good				X		
Entry	Wood, Average	Good				X		
Front Porch	Wood, Average	Good				X		
Back Porch	Wood, Average	Good				X		
Patio	Wood, Average	Good				X		
Deck	Wood, Average	Good				X		
Fence	Wood, Average	Good				X		
Landscaping	Wood, Average	Good				X		
Neighborhood	Wood, Average	Good				X		
Overall	Wood, Average	Good				X		

painting. First floor of Taylor Avenue house is being painted, new kitchen floor being installed. Door lead a new knob. New front porch of Chestnut Avenue house had new shingles. Chestnut Avenue house has new painting. Concrete block garages with wooden doors (not overhead).

Depreciation (phys. at least) is 3-5% per year. Working updated in properties. Property had four units before zoning regulations started in 1955; thus it was non-conforming use. The setbacks, # units, etc. would not conform to present zoning regulations. Area has a great variety in design and age of dwellings. Area is very convenient to all city lines and is suitable for rental units.

Environmental

Purpose of Appraisal is to estimate Market Value as of []					
Cost approach					
Comments on cost approach, accrued depreciation and estimated street value					
Gross Living Area					
First		=	747		
Second		=	636		
	Total Sq. Ft.	=	1383		
First	26.33 x 14.25 x 1 =		375		
	16.33 x 22.75 x 1 =		372		
	Total Sq. Ft.	=	747		
Second	26.33 x 14.25 x 1 =		375		
	16.33 x 16.00 x 1 =		261		
	Total Sq. Ft.	=	636		
Garage	33.00 x 19.00 x 1 =		627		
	19.00 x 17.75 x 1 =		337		
	Total Sq. Ft.	=	964		
First	24.00 x 34.50 x 1 =		828		
Second	24.00 x 24.50 x 1 =		588		
	10.00 x 19.00 x 1 =		190		
	Total Sq. Ft.	=	1516		
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS					
	2,899 Sq Ft @ \$	53.00	=	\$	153,647
Bsm't	1464 Sq Ft @ \$	14.00	=	"	20,496
Garg	964 Sq Ft @ \$	16.00	=	"	15,424
	-0- Sq Ft @ \$	-0-	=	"	-0-
Extras			=	"	
Special Energy Efficient Items					
Porches, Patios, etc			=	"	15,000
Total Estimated Cost New,			=	\$	204,567
Physical Functional External					
Less	37%	--0--	2%		
Depreciation	75,690	--0--	4,091	=	\$ 79,781
Depreciated Value of Improvements				=	\$ 124,786
Site Imp "as is" (driveway landscaping, etc.)				=	\$ 10,000
ESTIMATED SITE VALUE				=	\$ 40,000
(If leasehold show only leasehold value)					
INDICATED VALUE BY COST APPROACH				=	\$ 174,800

[illegible][illegible]

Reconciliation of rental data and support for estimated market rents for the subject subject units (including the adjustments used, the adequacy of comparables, rental concessions, etc.)

Rents vary because of square footage, amenities, and condition/updating. Rental 3 was built as a two apartment dwelling and has a good floor plan. All rentals are on heavily traveled Taylor Avenue. Rental data from Realtors and Central Maryland Multiple Listing Service. They are typical for the area. Condition of the units is better than for the subject property.

Subject's rent schedule The rent schedule reconciles the applicable indicated monthly market rents to the appropriate subject unit, and provides the estimated rents for the subject property. The appraiser must review the rent characteristics of the comparable sales to determine whether estimated rents should reflect actual or market rents. For example, if actual rents were available on the sales comparable and used to derive the gross rent multiplier (GRM), actual rents for the subject should be used. If market rents were used to construct the comparables, rents must derive the GRM, market rents should be used. The total gross estimated rent must represent rent characteristics consistent with the sales comparable data used to derive the GRM. The total gross estimated rent is not adjusted for vacancy.

11-11-11 11-11-11 11-11-11

Doc 340331

20.00

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Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204
494-3211

Norman E. Gerber
Director

September 22, 1987

Dennis F. Ra
County

Michael B. Dallas
Suite 200 24 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: 2900 Taylor Avenue and 7801-03 Chestnut Avenue
W-87-263

Dear Sir:

We have reviewed your waiver application for the above property and have determined that a waiver for the CRG Plan and CRG (meeting/process) and Record Plat as requested, would be within the scope, purpose and intent of the Development Regulations of Baltimore County, and is therefore approved. This development shall comply with all other applicable laws, rules and regulations of Baltimore County (Section 22-51). Should you have any questions, please contact Gary Kerns, Chief, Current Planning and Development at 494-3335.

NOTE: This waiver approval letter shall be presented by the applicant when applying for a building permit.

Sincerely yours,

Norman E. Gerber, AICP
Director of Planning and Zoning

cc: James A. Markle
Edward A. McDonogh
File
William Clark, 319 Hampton Street, Cranford, N.J. 07016

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Ruth Baisden

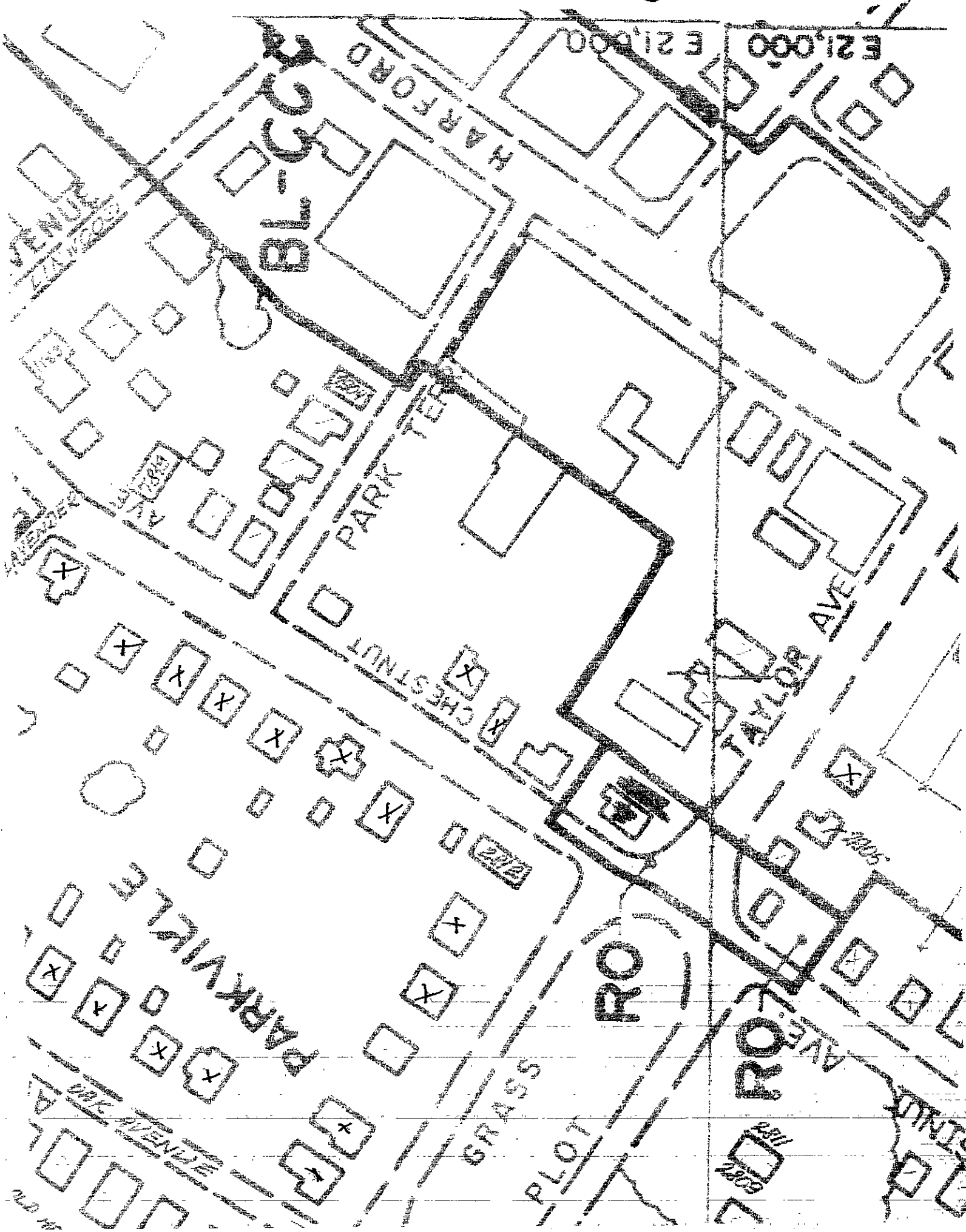
John Fulcher

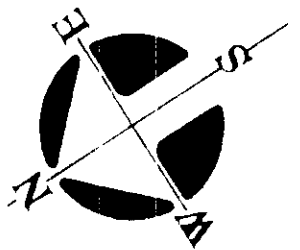
1106 Oak Ave. Parkville MO
21234

7805 CHESTNUT AVE 21234

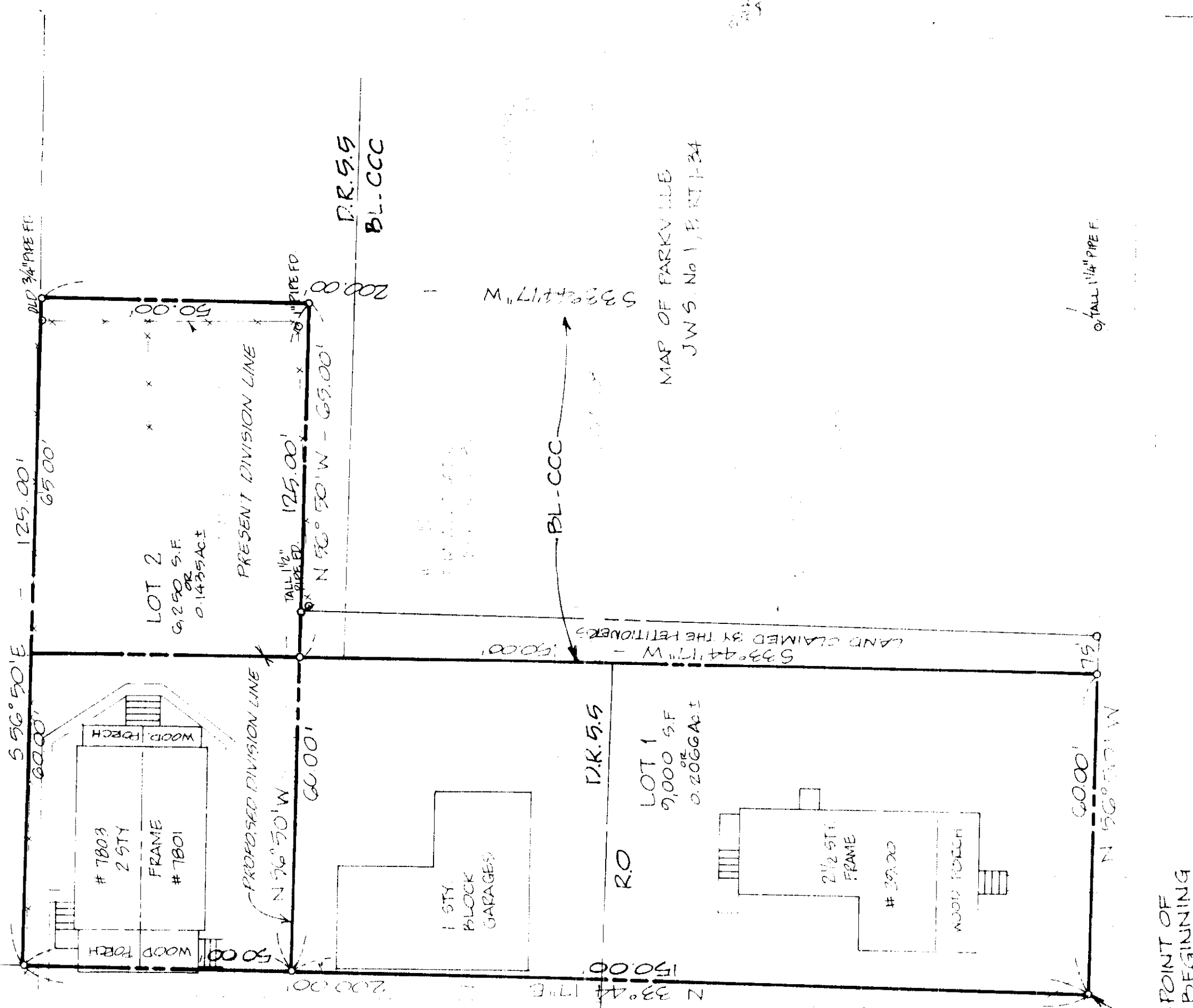
Alex Rhyder





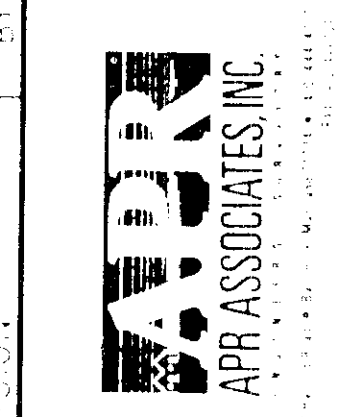


CHESTNUT AVE.
(36' PAVING)
(50' WIDE R/W)



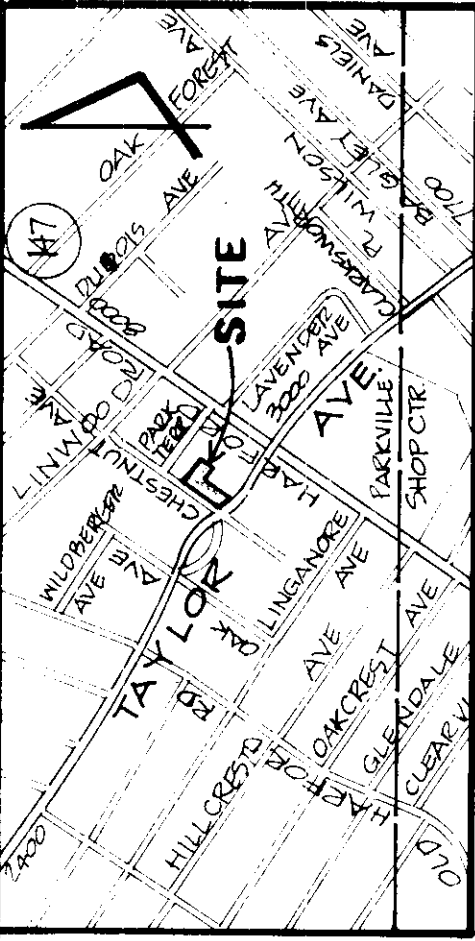
TAYLOR AVENUE
(36' PAVING)
(60' WIDE R/W)

99-147-SPH



PLAT TO COMPANY
PETITION FOR SPECIAL HEARING

2900 TAYLOR AVENUE
BALTIMORE, MARYLAND
2901-803 CHESTNUT AVENUE
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 1,000'

NOTES

- 1) BEARINGS SHOWN REFER TO THE TRUE MERIDIAN AS ESTABLISHED FOR THE BALTIMORE COUNTY METROPOLITAN DISTRICT
- 2) DWELLINGS ARE SERVED BY PUBLIC WATER AND SEWER
- 3) DULDER REFERENCE BARBARA WILSON TO WILLIAM CLARK AND WIFE DATED SEPTEMBER 16, 1988 AND RECORDED IN LIBER 094 PAGE 508-2 PART 115
- 4) PRESENT ZONING RO AND DRS
- 5) TAX MAP SUGGESTS PARCEL 685 ACCOUNT NO. 0512120
- 6) OWNER WILLIAM CLARK AND WIFE 39 HAMPTON STREET CRANFORD, N.J. 08046-1846
- 7) 6TH COUNCILMANIC DISTRICT
- 8) THERE WAS NO PRIOR ZONING HEARING
- 9) THIS SITE IS NOT IN A FLOODPLAIN ZONE

PAT. 67

1. ALL DIMENSIONS FOR THE ENTIRE TRACT ARE IN FEET AND DECIMALS THEREOF.
2. THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR OTHER INTERESTS.
3. THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR OTHER INTERESTS.
4. THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR OTHER INTERESTS.